

1 BILL NO. R-87-09-⁰⁶

2 DECLARATORY RESOLUTION NO. R-60-87

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as Lots 7 and 8, Summit
7 Industrial Park, Fort Wayne, Indiana.
8 (J. D. Summit Associates, Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated
10 August 13, 1987, to have the following described property
11 designated and declared an "Economic Revitalization Area" under
12 Division 6, Article II, Chapter 2 of the Municipal Code of the
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
14 12.1, to-wit:

15 Lots Number Seven (7) and Eight (8),
16 in Summit Industrial Park, according
17 to the recorded plat thereof, recorded
18 as Document No. 86-21841 in the re-
19 cords of the Recorder of Allen County,
20 Indiana;

21 said property more commonly known as Lots 7 and 8 in Summit In-
22 dustrial Park, Fort Wayne, Indiana;

23 WHEREAS, it appears that said petition should be pro-
24 cessed to final determination in accordance with the provisions
25 of said Division 6.

26 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
27 OF THE CITY OF FORT WAYNE, INDIANA:

28 SECTION 1. That, subject to the requirements of Section
29 4, below, the property hereinabove described is hereby designated
30 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
31 12.1. Said designation shall begin upon the effective date of
32 the Confirming Resolution referred to in Section 3 of this Resolu-
33 tion and shall continue for one (1) year thereafter. Said desig-
34 nation shall terminate at the end of that one-year period.

35 SECTION 2. That upon adoption of this Resolution:

36 (a) Said Resolution shall be filed with the Allen
37 County Assessor;

1 Page Two

2 (b) Said Resolution shall be referred to the Committee
3 on Finance and shall also be referred to the De-
4 partment of Economic Development requesting a re-
5 commendation from said department concerning the
6 advisability of designating the above designated
7 area an "Economic Revitalization Area";
8 (c) Common Council shall publish notice in accordance
9 with I.C. 5-3-1 of the adoption and substance of
10 this Resolution and setting this designation as an
11 "Economic Revitalization Area" for public hearing;
12 (d) If this Resolution involves an area that has al-
13 ready been designated an allocation area under
14 I.C. 36-7-14-39, then the Resolution shall be re-
15 ferred to the Fort Wayne Redevelopment Commission
16 and said designation as an "Economic Revitalization
17 Area" shall not be finally approved unless said
18 Commission adopts a resolution approving the peti-
19 tion.

20 SECTION 3. That, said designation of the hereinabove
21 described property as an "Economic Revitalization Area" shall
22 only apply to a deduction of the assessed value of both real
23 estate and persona. property for new manufacturing equipment.

24 SECTION 4. That this Resolution shall be subject to
25 being confirmed, modified and confirmed or rescinded after public
26 hearing and receipt by Common Council of the above described re-
27 commendations and resolution, if applicable.

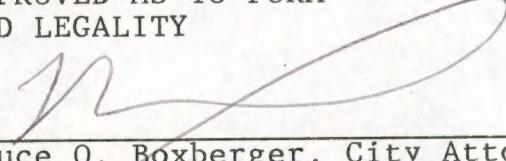
28 SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is
29 hereby determined that the deduction from the assessed value of
30 the real property shall be for a period of ten (10) years.

31 SECTION 6. That this Resolution shall be in full force
32 and effect from and after its passage and any and all necessary
approval by the Mayor.

APPROVED AS TO FORM
AND LEGALITY



Councilmember


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____ M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Griswold,
seconded by Oliver, and duly adopted, placed on its
passage. PASSED ~~(LOST)~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	—	—	—	—
<u>BRADBURY</u>	✓	—	—	—	—
<u>BURNS</u>	✓	—	—	—	—
<u>EISBART</u>	✓	—	—	—	—
<u>GiaQUINTA</u>	✓	—	—	—	—
<u>HENRY</u>	✓	—	—	—	—
<u>REDD</u>	✓	—	—	—	—
<u>SCHMIDT</u>	✓	—	—	—	—
<u>STIER</u>	✓	—	—	—	—
<u>TALARICO</u>	✓	—	—	—	—

DATE: 9-8-87

SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-60-87
on the 8th day of September, 1987

ATTEST:

(SEAT

SANDRA E. KENNEDY - CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 9th day of September, 1987,
at the hour of 11:00 o'clock A. M., E.S.T.

SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 10th day of September,
1987, at the hour of 9⁰⁰ o'clock A M. E. S. T.

Carroll
WIN MOSES, JR., MAYOR

RECEIVED
8-14-87
JF

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: J. D. Summit Associates, an Indiana general partnership

Address of Applicant's Principle Place of Business:

6321 Huguenard Road

Fort Wayne, Indiana 46818

Phone Number of Applicant: (219) 489-2537

Street Address of Property Seeking Designation:

Lots 7 and 8, Summit Industrial Park

S.I.C. Code of Substantial User of Property: N/A

B. PROJECT SUMMARY INFORMATION:

	YES	NO
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	—
Is the project site within the flood plain?	—	<u>X</u>
Is the project site within the rivergreenway area?	—	<u>X</u>
Is the project site within a Redevelopment Area?	<u>X</u>	—
Is the project site within a platted industrial park?	<u>X</u>	—
Is the project site within the designated downtown area?	—	<u>X</u>
Is the project site within the Urban Enterprise Zone?	—	<u>X</u>
Will the project have ready access to City Water?	<u>X</u>	—
Will the project have ready access to City Sewer?	<u>X</u>	—
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	—	<u>X</u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?
Warehouse/Manufacturing

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land 13,300 (including other real estate, lots not separately assessed)
Improvements -0-

Total 13,300 (including other real estate, lots not separately assessed)

What was amount of Total Property Taxes owed during the immediate past year? -0- for year 1986.

Give a brief description of the proposed improvements to be made to the real estate.

Applicant proposes to construct a warehouse/manufacturing facility of approximately 40,000 square feet for leasing to commercial tenants. Applicant shall construct a shell building and complete improvements according to tenant's specifications when tenants are obtained.

Cost of Improvements: \$ Up To \$900,000.00

Development Time Frame:

When will physical aspects of improvements begin? September, 1987

When is completion expected? September, 1989, subject to Applicant's obtaining tenants.

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: -0-

What was amount of Personal Property Taxes owed during the immediate past year? -0- for year 1986.

Give a brief description of new manufacturing equipment to be installed at the project site.

Unknown at this time.

Cost of New Manufacturing Equipment? \$ Unknown

Development Time Frame:

When will installation begin of new manufacturing equipment? Unknown

When is installation expected to be completed? September, 1989, subject to Applicant's obtaining tenants.

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? -0-

How many permanent jobs will be created as a result of this project? approximately 50 to 100. Approximate gross annual salaries \$1,000,000.00 to \$2,000,000.00.

Anticipated time frame for reaching employment level stated above? two (2) years.

What is the nature of those jobs?
warehouse/manufacturing/office

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

See the Urban Renewal Plan for Summit Industrial Park recorded on May 6, 1985, in the Office of the Recorder of Allen County, Indiana, as Document Number 85-010804

In what Township is project site located? Washington Township.

In what Taxing District is project site located? Washington Township.

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Joseph W. Kimmell

2400 Fort Wayne National Bank Building

Fort Wayne, Indiana 46802

Phone Number of Contact Person (219) 424-8000

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

J. D'ITALIA ASSOCIATES

BY:

Signature of Applicant

Joseph A. D'Italia, A General Partner

8/13/87

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

ATTORNEY FOR APPLICANT:

Joseph W. Kimmell
Baker & Daniels & Shoaff
2400 Fort Wayne National Bank Bldg.
P. O. Box 12709
Fort Wayne, Indiana 46864
Phone: 219/424-8000

LEGAL DESCRIPTION

Lots Number Seven (7) and Eight (8), in Summit Industrial Park, according to the recorded plat thereof, recorded as Document No. 86-21841 in the records of the Recorder of Allen County, Indiana.

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as Lots 7 and 8, Summit Industrial Park, Fort Wayne, Indiana.

(J. D. Summit Associates, Petitioner).

Q- 87-09-06

EFFECT OF PASSAGE Construction of a warehouse/manufacturing facility of approximately 40,000 square feet for leasing to commercial tenants. Applicant shall construct a shell building and complete improvements according to tenant's specifications when tenants are obtained.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$900,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-87-09-06

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (ORDINANCE) (RESOLUTION) A DECLARATORY RESOLUTION
DESIGNATING AN "ECONOMIC REVITALIZATION AREA" UNDER I.C. 6-1.1-12.1
FOR PROPERTY COMMONLY KNOWN AS LOTS 7 AND 8, SUMMIT INDUSTRIAL PARK,
FORT WAYNE, INDIANA. (J.D. SUMMIT ASSOCIATES, PETITIONER).

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)
(RESOLUTION)

YES

NO

Samuel J. Talarico

CONCURRED IN 9-8-87

SANDRA E. KENNEDY
CITY CLERK